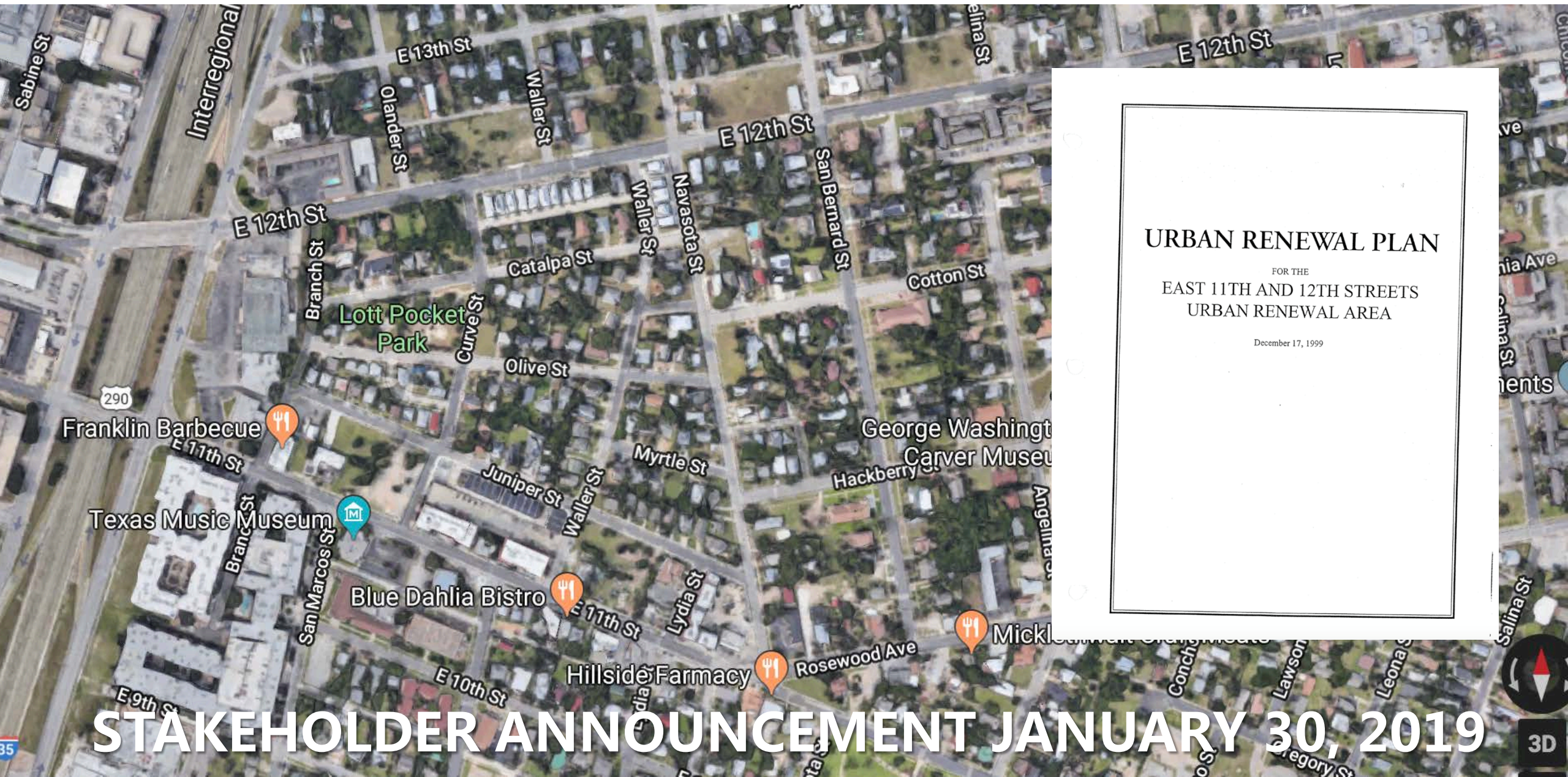


East 11th Street Neighborhood Conservation Combining District (NCCD) & Urban Renewal Plan (URP) Modifications



URBAN RENEWAL PLAN

FOR THE
EAST 11TH AND 12TH STREETS
URBAN RENEWAL AREA

December 17, 1999

STAKEHOLDER ANNOUNCEMENT JANUARY 30, 2019

WHY MODIFY THE 11th St NCCD & THE URP?



“The NCCD and the URP are inconsistent, and this creates confusion for landowners, developers and City review staff, as well as creating procedural hurdles to gain approval for a project that may conform to one regulatory document but not the other.”

(Excerpt from *E 11th & 12th St Redevelopment Strategy*, 2012)

DEC 13, 2018 CITY COUNCIL ACTION / ORDINANCE: Adopts 11th URP Modification which extends URP for 10 more years to carry out the plan per the Austin Strategic Direction 2023.



“...PART 4. During this ten year extension, the City Council directs the City Manager to **work with the Urban Renewal Agency and other key community partners to carry out the strategies described in the Economic Opportunity and Affordability section of the City's strategic plan.** The City Council encourages the City Manager to include the Office of Performance Management, Neighborhood Housing and Community Development Department, Planning and Zoning Department, Economic Development Department, and the Office of Real Estate Services in carrying out these strategies....”

POTENTIAL MODIFICATIONS:

E 11th St Neighborhood Conservation Combining District

EXHIBIT "B"

EAST 11TH STREET NEIGHBORHOOD CONSERVATION COMBINING DISTRICT

TABLE OF CONTENTS

- I. Description of Area
- II. Description of the Neighborhood Association
- III. Size and Composition of District
- IV. Infrastructure
- V. Transportation
- VI. Existing Zoning
- VII. Existing Land Uses
- VIII. Modifications to the Land Development Code
- IX. Historic Structures
- X. Architectural Survey
- XI. Economic Impacts
- XII. Other Issues

PREPARED BY: Mathias Company
Land Development Consultants
3101 Bee Caves Road, Suite 315
Austin, Texas 78746

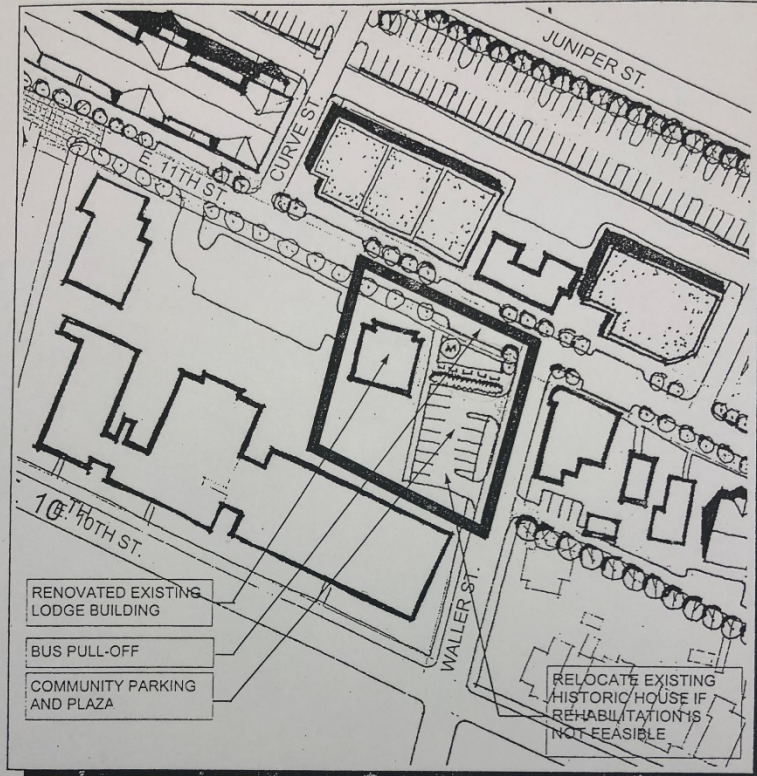
PREPARED FOR: East 11th Street Village Association, Inc.
Reverend Freddie B. Dixon, Sr., President
1160 San Bernard Street
Austin, Texas 78702

- Reorganize the existing, ~200-page NCCD document, so that it is simpler and clearer for all to understand and use, and so that its form parallels that of the East 12th St NCCD zoning ordinance.
- Remove the outdated sections of the NCCD, such as “Transportation”, “Infrastructure”, etc., as well as sections that are not relevant to a zoning ordinance.
- Make minor adjustments in the Conditional and Prohibited Use lists to align these with best planning practices and the Council’s Strategic Plan.
- Resolve and remove contradictory and/or duplicative regulations to the current Land Development Code.

POTENTIAL MODIFICATIONS:

Urban Renewal Plan (URP)

- “Clean-up” and streamline the URP, so that the ordinance is easier to reference, contains all 11 Plan Modifications.
- Remove the binding authority of the figures (“tear sheets”), which were meant as exemplary site plans, rather than law.
- Make minor adjustments to the Conditional and Prohibited Use lists to align these with best planning practices and those of the Council’s Strategic Plan.
- Resolve and remove contradictory and/or duplicative regulations to the current Land Development Code, such as the prescriptive parking regulations.



PROJECT NUMBER/NAME:	11-3/LODGE REVITALIZATION
Project Location:	South side of 11th St. at Waller St.
Reuse Objective:	Provide Civic & Community Uses on 11th St.
Project Controls:	
Site Area:	0.4 Acres
Permitted Use:	Mixed use
Allowable Height:	35 foot maximum
New Commercial Space:	0
Commercial Space to be Preserved:	up to 10,000 square feet rehabilitated (lodge & civic uses with adjacent plaza)
Potential New Housing Units:	0
Existing Housing to be Preserved:	Historic Balletti House may be relocated off-site if rehabilitation is unfeasible
Community Parking Spaces:	14-16 (6-8 spaces if historic Balletti House is rehabilitated rather than relocated off-site)
Residential Parking Spaces:	0
Potential Demolitions:	0 (historic Balletti House to be relocated off-site if rehabilitation is unfeasible)

Figure 4-7: Lodge Revitalization

PROCESS & TIMELINE (Tentative)

Today, Jan 30: NHCD publicly introduces E 11th St NCCD and URP modifications project.

Feb 12: Staff requests that the zoning changes - amendments to NCCD - be initiated by the Planning Commission.

Feb 26: Planning Commission initiates zoning changes.

Mar 18: URB receives community input at its regular meeting.

Apr 15: URB makes recommendation.

Apr 23 or May 14: Planning Commission makes recommendation.

May 23: City Council sets Public Hearing.

Jun 6 or Jun 20: City Council conducts Public Hearing toward approval of both the 11th St NCCD and URP modifications.

REFERENCES

East 11th and 12th Street Urban Renewal Plan:

<http://www.austintexas.gov/department/urban-renewal-plan>

City of Austin's Neighborhood Combining Districts (NCCD) Chart:

https://www.austintexas.gov/sites/default/files/files/Planning/nccd_ordinance_chart.pdf

East 11th Street Neighborhood Conservation Combining District (NCCD):

<http://www.cityofaustin.org/edims/document.cfm?id=24060>

East 12th Street Neighborhood Conservation Combining District (NCCD):

<http://www.cityofaustin.org/edims/document.cfm?id=114644>

Information

Questions:

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Email: Sandra.harkins@austintexas.gov

Presented by:

Jana McCann, FAIA, McCann Adams Studio